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TRANSFER
TAX
PAIDWARRANTY DEED
CORPORATE GRANTOR

005840

AVERILL APTS., INC., a Corporation organized and existing under the laws of the State of Maine and having a place of business at Waterville in the County of Kennebec and State of Maine, for consideration paid, grant to EDWARD L. ATKINS, JR. of 6 Averill Terrace, Waterville, County of Kennebec and State of Maine, 04901, with warranty covenants, the land in Waterville, Kennebec County, Maine, more particularly described as follows:

The Unit known and designated as Unit 12, in AVERILL CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Earl R. Steward, Professional Engineer, entitled "Averill Condominium Plat" and filed in the records for Plans of the Kennebec County Registry of Deeds in File E-88308. Specific reference is made to the AVERILL Condominium Declaration under the Maine Condominium Act dated December 19, 1988 and recorded in said Registry of Deeds in Book 3480, Page 1, and the same is incorporated by reference herein (hereinafter called the "Declaration"). The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and other Units in the Condominium), as Exhibit D to the Declaration are recorded in the records for Plans of said Registry in Files E-88309 through E-88314.

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above referenced Declaration.

In Witness whereof, the said AVERILL APTS., INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Hadley R. Chandler, its President thereunto duly authorized, this 10th day of the month of March, 1989.

AVERILL APTS., INC.

Hadley R. Chandler
Hadley R. Chandler,
President

State of Maine
County of Kennebec

March 10, 1989

Personally appeared the above named Hadley R. Chandler, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of said Corporation before me,

SEAL

RECEIVED KENNEBEC SS.

1989 MAR 28 AM 9:00

ATTEST: *James R. [Signature]*
REGISTER OF DEEDS

St. John [Signature]
Notary Public
My Commission Expires:

Attorney At Law
Notary Public
My Commission Expires September 4, 1994